

037.A

0003

0008.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

304,200 / 304,200

USE VALUE:

304,200 / 304,200

ASSESSED:

304,200 / 304,200


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
118		DECATUR ST, ARLINGTON

**OWNERSHIP**

Owner 1:	ALBIANI ANTHONY F JR	Unit #:	8
Owner 2:			
Owner 3:			
Street 1:	118 DECATUR ST #8	Street 2:	

Twn/City: ARLINGTON

St/Prov: MA	Cntry:	Own Occ: Y
Postal: 02474		Type:

**PREVIOUS OWNER**

Owner 1: MONAHAN ERIN /TRUSTEE -

Owner 2: MARY F DOYLE TRUST -

Street 1: 118 DECATUR ST #8

Twn/City: ARLINGTON

St/Prov: MA	Cntry:	
Postal: 02474		

**NARRATIVE DESCRIPTION**

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1962, having primarily Brick Exterior and 678 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 3 Rooms, and 1 Bdrm.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6022																

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	304,200			304,200		125992
							GIS Ref
							GIS Ref
							Insp Date
							05/25/18

PREVIOUS ASSESSMENT		Parcel ID		USER DEFINED						
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	304,200	0	.	.	304,200		Year end	12/23/2021
2021	102	FV	300,000	0	.	.	300,000		Year End Roll	12/10/2020
2020	102	FV	291,500	0	.	.	291,500	291,500	Year End Roll	12/18/2019
2019	102	FV	266,000	0	.	.	266,000	266,000	Year End Roll	1/3/2019
2018	102	FV	220,100	0	.	.	220,100	220,100	Year End Roll	12/20/2017
2017	102	FV	204,800	0	.	.	204,800	204,800	Year End Roll	1/3/2017
2016	102	FV	204,800	0	.	.	204,800	204,800	Year End	1/4/2016
2015	102	FV	189,800	0	.	.	189,800	189,800	Year End Roll	12/11/2014

SALES INFORMATION		TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price
MONAHAN ERIN /T	48676-270		12/15/2006		197,500
DOYLE MARY F	39229-305		5/19/2003	Family	No No
	14398-250		8/1/1981		46,900 No No Y

BUILDING PERMITS												ACTIVITY INFORMATION												
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name												
5/25/2018									Measured		DGM	D Mann												

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>																																
Type: 7	- Condo Garden			Full Bath: 1	Rating: Average			<p>Building Number 3.</p> <p><b>RESIDENTIAL GRID</b></p> <table border="1"> <tr> <td>1st Res Grid</td> <td>Desc: Line 1</td> <td># Units 1</td> </tr> <tr> <td>Level</td> <td>FY LR DR D K FR RR BR FB HB L O</td> <td></td> </tr> <tr> <td>Other</td> <td></td> <td></td> </tr> <tr> <td>Upper</td> <td></td> <td></td> </tr> <tr> <td>Lvl 2</td> <td></td> <td></td> </tr> <tr> <td>Lvl 1</td> <td></td> <td></td> </tr> <tr> <td>Lower</td> <td></td> <td></td> </tr> </table>								1st Res Grid	Desc: Line 1	# Units 1	Level	FY LR DR D K FR RR BR FB HB L O		Other			Upper			Lvl 2			Lvl 1			Lower										
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Lvl 1																																												
Lower																																												
Sty Ht: 1	- 1 Story			A Bath:	Rating:																																							
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																																							
Foundation: 1	- Concrete			A 3QBth:	Rating:																																							
Frame: 1	- Wood			1/2 Bath: 0	Rating: Average																																							
Prime Wall: 7	- Brick			A HBth:	Rating:																																							
Sec Wall:				OthrFix:	Rating:																																							
Roof Struct: 2	- Hip			<b>OTHER FEATURES</b>																																								
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Average			<table border="1"> <tr> <td>1st Res Grid</td> <td>Desc: Line 1</td> <td># Units 1</td> </tr> <tr> <td>Level</td> <td>FY LR DR D K FR RR BR FB HB L O</td> <td></td> </tr> <tr> <td>Other</td> <td></td> <td></td> </tr> <tr> <td>Upper</td> <td></td> <td></td> </tr> <tr> <td>Lvl 2</td> <td></td> <td></td> </tr> <tr> <td>Lvl 1</td> <td></td> <td></td> </tr> <tr> <td>Lower</td> <td></td> <td></td> </tr> </table>								1st Res Grid	Desc: Line 1	# Units 1	Level	FY LR DR D K FR RR BR FB HB L O		Other			Upper			Lvl 2			Lvl 1			Lower										
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Color: BRICK				A Kits:	Rating:																																							
View / Desir: N	- NONE			Frl: 0	Rating: Average																																							
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:																																							
Grade: C	- Average			<b>CONDOS INFORMATION</b>																																								
Year Blt: 1962	Eff Yr Blt:	Location: R - Rear			<table border="1"> <tr> <td>Total Units:</td> <td>Floor: 2 - 2nd Floor</td> <td>% Own: 1.927999973</td> <td>Name: 10 - 6022</td> </tr> <tr> <td colspan="4"><b>DEPRECIATION</b></td> </tr> <tr> <td>Phys Cond: AV</td> <td>- Average</td> <td>30. %</td> <td></td> </tr> <tr> <td>Functional:</td> <td></td> <td>%</td> <td></td> </tr> <tr> <td>Economic:</td> <td></td> <td>%</td> <td></td> </tr> <tr> <td>Special:</td> <td></td> <td>%</td> <td></td> </tr> <tr> <td>Override:</td> <td></td> <td>%</td> <td></td> </tr> <tr> <td colspan="4">Total: 30.6 %</td> </tr> </table>								Total Units:	Floor: 2 - 2nd Floor	% Own: 1.927999973	Name: 10 - 6022	<b>DEPRECIATION</b>				Phys Cond: AV	- Average	30. %		Functional:		%		Economic:		%		Special:		%		Override:		%		Total: 30.6 %			
Total Units:	Floor: 2 - 2nd Floor	% Own: 1.927999973	Name: 10 - 6022																																									
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Alt LUC:	Alt %:																																											
Jurisdict:	Fact: .																																											
Const Mod:				<b>REMODELING</b>																																								
Lump Sum Adj:				<b>RES BREAKDOWN</b>																																								
<b>INTERIOR INFORMATION</b>				Exterior:	No Unit	RMS	BRS	FL																																				
Avg Ht/FL: STD				Interior:	1	3	1	0																																				
Prim Int Wal 2	- Plaster			Additions:																																								
Sec Int Wall:				Kitchen:																																								
Partition: T	- Typical			Baths:																																								
Prim Floors: 4	- Carpet			Plumbing:																																								
Sec Floors:				Electric:																																								
Bsmnt Flr:				Heating:																																								
Subfloor:				General:																																								
Bsmnt Gar:				Totals																																								
Electric: 3	- Typical			1	3	1																																						
Insulation: 2	- Typical			<b>CALC SUMMARY</b>																																								
Int vs Ext: S				Basic \$ / SQ: 325.00	<b>COMPARABLE SALES</b>																																							
Heat Fuel: 1	- Oil			Size Adj.: 1.38495576	Rate	Parcel ID	Typ	Date	Sale Price																																			
Heat Type: 3	- Forced H/W			Const Adj.: 1.06049991																																								
# Heat Sys: 1				Adj \$ / SQ: 477.342																																								
% Heated: 100				Other Features: 32737																																								
Solar HW: NO	Central Vac: NO				Grade Factor: 1.00																																							
% Com Wal	% Sprinkled			NBHD Inf: 1.23000002																																								
				NBHD Mod:																																								
				LUC Factor: 1.00																																								
				Adj Total: 438342																																								
				Depreciation: 134133																																								
				Deprecated Total: 304209																																								
					WtAv\$/SQ:	AvRate:	Ind.Val																																					
					Juris. Factor:		Before Depr:	587.13																																				
					Special Features: 0		Val/Su Net:	448.67																																				
					Final Total: 304200		Val/Su SzAd	448.67																																				
<b>MOBILE HOME</b>				Make:	Model:	Serial #:	Year:	Color:																																				
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 037.A-0003-0008.0																																								
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value																											
More: N	Total Yard Items:							Total Special Features:							Total:																													



**IMAGE**

**AssessPro Patriot Properties, Inc**